



20110113000013120 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/13/2011 02:10:13 PM FILED/CERT

INSTRUMENT PREPARED BY:

Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115
205-665-5076

SEND TAX NOTICE TO:

Central State Bank
P.O. Box 180
Calera, AL 35040

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that;

WHEREAS, on to-wit; December 14, 2007, A.W. Clark and spouse, Janice Clark (the "Mortgagor" therein, whether one or more), did convey to CENTRAL STATE BANK (the "Mortgagee" therein) the premises hereinafter described, by mortgage deed recorded at Instrument Number: 20080131000039940 and being corrected Scrivener's affidavit recorded in Instrument Number: 20081218000468960, in the office of the Judge of Probate of Shelby County, State of Alabama, and;

WHEREAS, default has been made in the payment of the indebtedness secured by said mortgage deed, and whereas, in and by said mortgage deed the Mortgagee therein named was authorized and empowered upon such default in the payment of the principal sum secured by said mortgage deed, or the interest thereon, to sell said property to the highest bidder for cash in front of the Courthouse door, after having given due notice of the time, place, and terms of said sale by advertising as provided in said mortgage deed and upon making such sale to execute to the purchaser a good and sufficient deed conveying said real estate; and;

WHEREAS, there has been such default and the notice of the time, place, and terms of the said sale have been advertised for three (3) consecutive weeks in the SHELBY COUNTY REPORTER, a newspaper published in the CITY OF COLUMBIANA, SHELBY COUNTY, ALABAMA and under the dates of December 29, 2010 and January 5 and 12, 2011, and the sale has been made at public auction in all respects as provided in said Mortgage Deed and in said notice on, to-wit; January 13, 2011, during the legal hours of sale in front of the Courthouse door in the City of Columbiana, Shelby County, State of Alabama, and at said sale CENTRAL STATE BANK was the highest bidders therefor, having bid and paid the sum of ONE HUNDRED EIGHTY SEVEN THOUSAND and 00/100, (\$187,000.00) DOLLARS, which said amount constituted the last best and highest bid therefor;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED EIGHTY SEVEN THOUSAND and 00/100, (\$187,000.00) DOLLARS, in hand paid by CENTRAL STATE BANK, receipt of which is hereby acknowledged, the said Mortgagee, acting by and through MITCHELL A. SPEARS, ATTORNEY-IN-FACT and AUCTIONEER making the sale,

who is duly authorized as such by said Mortgages and under the laws of Alabama; to execute a deed to the Purchaser does;

Give, Grant, Bargain, Sell and Convey unto the said CENTRAL STATE BANK, its successors, and assigns, all right, title and interest of A.W. Clark and spouse, Janice Clark in and to the real property hereinafter described, subject to any taxes, or improvement assessments that may be liens, and subject to the statutory right of redemption expiring one year after January 13, 2011, and subject to existing liens, if any, which might adversely affect title to the subject property, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in East One-half of the Southwest Quarter of Section 5, Township 21 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the East One-half of the Southwest Quarter of Section 5, Township 21 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama; thence run North 00 degrees 00 minutes 00 seconds West along the East line of said One-half for a distance of 813.30 feet to the POINT OF BEGINNING; thence leaving said East line, run South 66 degrees 26 minutes 57 seconds West for a distance of 356.65 feet; thence run South 76 degrees 39 minutes 50 seconds West for a distance of 290.40 feet; thence run North 87 degrees 09 minutes 51 seconds West for a distance of 254.06 feet, more or less to the centerline of Oakwoods Drive (a prescriptive right of way); thence run North 02 degrees 04 minutes 53 seconds East along said centerline for a distance of 152.20 feet; thence run North 05 degrees 53 minutes 31 seconds East along said centerline for a distance of 598.68 feet; thence run North 17 degrees 07 minutes 23 seconds East along said centerline for a distance of 99.76 feet; thence run North 35 degrees 02 minutes 14 seconds East along said centerline for a distance of 25.97 feet; thence leaving said centerline run South 81 degrees 23 minutes 37 seconds East for a distance of 760.56 feet more or less to the aforementioned East line of said East one-half; thence run South 00 degrees 00 minutes 00 seconds East along said East line for a distance of 553.48 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD, unto the said CENTRAL STATE BANK and its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Mortgagee has hereunto set its hand and seal this 13th day of January, 2011, by and through Mitchell A. Spears acting herein as Mortgagee's attorney-in-fact and as auctioneer.

CENTRAL STATE BANK



By: Mitchell A. Spears
Attorney-in-Fact and Auctioneer

20110113000013120 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/13/2011 02:10:13 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Mitchell A. Spears, whose name as attorney-in-fact and Auctioneer is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as Attorney-in-Fact and as Auctioneer, with full authority, and in the name as the act of Central State Bank, as Mortgagee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of Janaury, 2011.

Kelly B. Mullin
Notary Public Kelly B. Mullin
My commission expires, ~~Notary Public State At Large~~
Commission Expires
June 28, 2013